

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that in pursuance of the authority and directions contained in the decretal order of the Benton County Circuit Court, made and entered on the 29th day of March, 2016, in the case of

SIMMONS BANK, SUCCESOR BY CONVERSION
TO SIMMONS FIRST NATIONAL BANK

PLAINTIFF

VS.

CONTRACTORS BUILDING CENTER, LLC;
DAN L. ORCUTT; AND THE OCCUPANTS OF
930 E. JEFFERSON, SILOAM SPRINGS, ARKANSAS
72761

DEFENDANTS

(Case No. CV15-1618-5) the undersigned, as Commissioner of this Court, will on the 5th day of May, 2016, at 9:45 a.m., offer for sale to the highest and best bidder, at the Courthouse of Benton County, Arkansas, in Bentonville, Arkansas, upon the credit of three months, bearing interest at the highest legal rate from the date of sale until paid, the following described real property, situated in Benton County, Arkansas, to-wit:

See attached Exhibit A

The purchaser will be required to execute a Bond with approved security for the purchase price, and a lien will be retained upon said land to secure the payment thereof.

**THE SALE OF THE REAL PROPERTY HEREIN IS SUBJECT TO ALL
REAL AND PERSONAL PROPERTY TAXES THAT MAY BE DUE AND
OWING.**

WITNESS my hand and seal this 19th day of April, 2016.

FILED
2016 APR 19 AM 9 31
BRENDA DESHIELDS
CLERK AND RECORDER
BENTON COUNTY, AR.


COMMISSIONER



Part of the NE 1/4 of the SE 1/4 of Section 6, Township 17 North, Range 33 West, Siloam Springs, Benton County, Arkansas, being more particularly described as follows: Commencing at the NE corner of the NE 1/4 of the SE 1/4 of said Section 6; thence S 02° 40' 51" W, 440.55 feet; thence N 87° 23' 45" W, 283.92 feet to a railroad spike as the point of beginning, point also being in the Easterly right-of-way line of the Kansas City Southern Railroad; thence N 52° 39' 00" W, 21.83 feet to an iron pin at the roof drip line of an existing building; thence following said drip line S 37° 15' 59" W, 54.31 feet to a PK nail; thence N 54° 56' 44" W, 40.66 feet to an iron pin; thence following the Northwesterly roof drip line of an existing building the following: N 36° 21' 17" E, 118.90 feet; N 38° 44' 04" E, 100.54 feet; N 40° 57' 19" E, 100.39 feet; thence leaving said drip line, N 40° 32' 50" E, 39.99 feet to an iron pin; thence N 44° 24' 34" E, 60.59 feet to an iron pin; thence S 45° 07' 43" E, 67.21 feet to a found nail in the Easterly railroad right-of-way line; thence following said Easterly right-of-way line the following: S 44° 31' 30" W, 50.41 feet; S 43° 00' 57" W, 54.25 feet; S 41° 51' 03" W, 57.01 feet; S 40° 12' 27" W, 56.57 feet; S 39° 12' 57" W, 55.02 feet; S 37° 39' 32" W, 58.23 feet; S 36° 18' 21" W, 24.35 feet to the point of beginning, containing 0.589 acres, more or less, and subject to all easements of record.

AND

Part of the NE 1/4 of the SE 1/4 of Section 6, Township 17 North, Range 33 West, Siloam Springs, Benton County, Arkansas, being more particularly described as follows: Beginning at a point S 02° 40' 51" W, 95.50 feet from the NE corner of the NE 1/4 of the SE 1/4 of said Section 6; thence S 02° 40' 51" W, 345.05 feet; thence along the North line of Lot 1, Pittman Addition, N 87° 23' 45" W, 106.22 feet to a railroad spike in the centerline of a railroad spur; thence along said spur, S 40° 26' 21" W, 36.34 feet; thence S 49° 19' 43" W, 39.99 feet to an iron pin; thence leaving said railroad spur, S 03° 04' 36" W, 28.45 feet to an iron pin on the South line of Lot 2-R in Pittman Addition; thence along said South line, N 87° 22' 19" W, 121.10 feet to an iron pin in the Easterly right-of-way of the Kansas City Southern Railroad; thence along said Easterly right-of-way, N 35° 51' 24" E, 101.06 feet to an iron pin in the North line of said Lot 2-R; thence N 87° 23' 45" W, 60.38 feet to a railroad spike; thence continuing along said Easterly railroad right-of-way line the following: N 36° 18' 21" E, 24.35 feet; N 37° 39' 32" E, 58.23 feet; N 39° 12' 57" E, 55.02 feet; N 40° 12' 27" E, 56.57 feet; N 41° 51' 03" E, 57.01 feet; N 43° 00' 57" E, 54.25 feet; N 44° 31' 30" E, 50.41 feet to a found nail; thence N 47° 36' 14" E, 92.17 feet to the point of beginning, containing 1.424 acres, more or less, and subject to the right-of-way of Hico Street along the East side thereof, and subject to all easements of record.

Exhibit A